

# MARYLAND HISTORICAL TRUST DETERMINATION OF ELIGIBILITY FORM

NR Eligible: yes ☐  
no ☐

Property Name: The Meadows District Survey District Inventory Number: BA-3184  
 Address: Little Creek Rd., Sunny La., Sunny Ct., Meadow Ave., and Meadow Ct. Historic district: X yes ☐ no ☐  
 City: Woodlawn Zip Code: 21207 County: Baltimore County  
 USGS Quadrangle(s): Baltimore West  
 Property Owner: various Tax Account ID Number: n/a  
 Tax Map Parcel Number(s): \_\_\_\_\_ Tax Map Number: \_\_\_\_\_  
 Project: Red Line Corridor Transit Study Agency: Mass Transit Administration  
 Agency Prepared By: John Milner Associates, Inc.  
 Preparer's Name: Katherine Larson Farnham Date Prepared: 7/12/2005  
 Documentation is presented in: Robinson's Map of the City of Baltimore and Vicinity 1882 (E. Robinson, New York City, 1882).  
 Preparer's Eligibility Recommendation: \_\_\_\_\_ Eligibility recommended X Eligibility not recommended  
 Criteria:    A    B    C    D Considerations:    A    B    C    D    E    F    G  
*Complete if the property is a contributing or non-contributing resource to a NR district/property:*  
 Name of the District/Property: \_\_\_\_\_  
 Inventory Number: \_\_\_\_\_ Eligible: \_\_\_\_\_ yes ☐ Listed: \_\_\_\_\_ yes ☐  
 Site visit by MHT Staff    yes ☐ X no ☐ Name: \_\_\_\_\_ Date: \_\_\_\_\_

**Description of Property and Justification:** *(Please attach map and photo)*

The Meadows District is a self-contained neighborhood consisting of three primary streets forming a loop, and two small cul-de-sac courts off the loop. All of the homes are one-story single-family "California contemporary" ranch-style dwellings constructed in the 1950s. The handful of houses on Little Creek Road were constructed first, ca. 1950-1954. They appear to have been built in complementary but not identical forms, and are of frame construction. These houses are slightly larger and have bigger lots than the rest of the neighborhood. They have oblong forms with shallow-pitched gable roofs and massive horizontal chimneys projecting through the walls and roofs. Each is approximately five bays long. There is some variety in the orientation of these houses, with some set parallel to the street and others set perpendicular to the street. Some have partial brick cladding, and others do not. Windows are typically clustered into bands of three or more. Sunny Lane, Meadow Avenue, and the two courts, Sunny Court and Meadow Court, were built a few years later, ca. 1955-1956. Houses on Sunny Lane and Meadow Ave. are modest gable-front structures with low-pitched roofs, visible crossbeams, clustered casement windows and brick fronts. The shallow-gabled rooflines extend out on one side of each house to form a carport, which some residents have enclosed as living space. Houses on Sunny Court and Meadow Court are also front-gabled with carports.

**MARYLAND HISTORICAL TRUST REVIEW**

Eligibility recommended \_\_\_\_\_ Eligibility not recommended X  
 Criteria:    A    B    C    D Considerations:    A    B    C    D    E    F    G  
 MHT Comments:

*Don Tanenbaum*  
 Reviewer, Office of Preservation Services

*[Signature]*  
 Reviewer, National Register Program

7/27/06  
 Date

8/7/06  
 Date

200601766

Sunny Court only has a few houses at present, but according to Sanborn maps, at least four more were built there originally. It is likely that these four homes were removed due to flooding hazards and condemnation, as they stood at a lower elevation and closer to Dead Run than the rest of the subdivision. The four lots are now owned by Baltimore County, which acquired them from private citizens in 1976-1977.

This land was once part of a nineteenth century estate called The Meadows, owned by H. B. Holton in 1882. The land does not appear to have been developed at a previous time, making this the first subdivision on it. The houses were built as Woodlawn and the Security Boulevard area developed during the massive postwar expansion of Baltimore's suburbs. The neighborhood is surrounded by corporate complexes on three sides, but remains somewhat isolated from most of them. One such complex, located east of the Meadows, has an entrance off Little Creek Road at the beginning of the subdivision and its large building can be seen above the trees and houses looking east.

The Meadows was constructed in a scaled-down California contemporary ranch style, which set it apart from more generic Levittown Cape Cod, split-level, and Minimal Traditional ranch-style developments that were generally more popular in Baltimore and the Eastern U.S. Although the California and Frank Lloyd Wright-inspired design of these modest houses is somewhat more distinctive than the average subdivision of the period, the neighborhood has now lost considerable integrity due to widespread renovation of the houses. The application of wide aluminum and vinyl clapboard siding, replacement of windows, alterations to roof gables to create upper-level space, and enclosure of carports is common. Few houses retain their original wood siding, and many of the changes to windows or other elements are grossly incompatible with the original house style. One house at the corner of Meadow Court now has a full second floor. Another house on Sunny Lane was demolished in July 2005 to build an infill structure, meaning that at least five of the original homes have now been removed. The Meadows District is recommended not eligible for the NRHP.

**MARYLAND HISTORICAL TRUST REVIEW**

Eligibility recommended \_\_\_\_\_

Eligibility not recommended \_\_\_\_\_

Criteria: \_\_\_ A \_\_\_ B \_\_\_ C \_\_\_ D Considerations: \_\_\_ A \_\_\_ B \_\_\_ C \_\_\_ D \_\_\_ E \_\_\_ F \_\_\_ G

MHT Comments:

\_\_\_\_\_  
Reviewer, Office of Preservation Services\_\_\_\_\_  
Date\_\_\_\_\_  
Reviewer, National Register Program\_\_\_\_\_  
Date

The Meadows District  
MIHP#BA-3184

Baltimore  
West







BA-3184

Corner of Little Creek Rd/Sunny Ln, The Meadows District  
Baltimore County, MD

Kate Farnham

6/2/2005

MD SHPO

View to NE

#1 of 5

014

1157



BA-3184

1700 blk. Little Creek Dr, The Meadows District  
Baltimore County, MD

Kate Farnham

6/22/2005

MD SHPD

View to SE

#2 of 5

008

151





BA-3184

6100 block Sunny Ln., The Meadows District  
Baltimore County, MD

Kate Farnham

6/2/2005

MD SHPO

view to NW

#3 of 5

013

1156



BA-3184

Sunny Ln., The Meadows District

Baltimore County, MD

Kate Farnham

6/22/2005

CA 0090400 NNN- 1 0020

MD SHPD

view to N

#4 of 5

009

152



BA-3184

6100 blk. Meadow Ave., The Meadows District  
Baltimore County, MD

Kate Farnham

6/22/2005

MD SHPD

view to NNE

#5 of 5

010

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